This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-8390-AJ

Karen Johnson Davidson County
Batch# 1398721 DEEDWARR
03/30/2026 08:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,813.00
20260330-0024709

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of March, 2026.

Notary Public
My Commission Expires: 1/24/28

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Vicky Boyd 1308 Waxwing Drive Nashville, TN 37076	American Pacific Mortgage Corporation and/or Warehouse Lenders 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	098 06 0B 039.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **James E. Agee, Jr and Brenda P. Agee, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Vicky Boyd, a single woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING Unit B of Lot 68D, on the Plan of Bridgewater, Phase 1, Section "A" Villa Units, Lots 47D thru 78D as shown on the Supplemental Declaration of Covenants, Conditions and Restrictions for Bridgewater Establishing Bridgewater Villas, a Horizontal Property Regime with Private Elements, Phase 1, Section A, of record in Instrument No. 20051122-0141076, and as shown on the plat of record in Instrument No. 20060608-0067981, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JAMES E. AGEE, JR. and wife, BRENDA P. AGEE, by Warranty Deed from FRANK BATSON HOMES, INC., of record in Instrument No. 20061114-0141174, in the Register's Office for Davidson County, Tennessee, dated November 13, 2006, and recorded on November 14, 2006.

This is improved property located at: **1308 Waxwing Drive, Nashville, TN 37076**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of March, 2026.

GRANTOR:

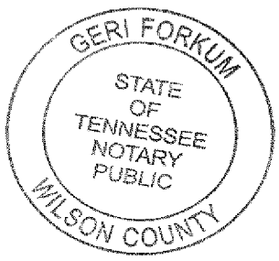
James E. Agee, Jr

Brenda P. Agee

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James E. Agee, Jr and Brenda P. Agee, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of March, 2026.



Notary Public
My Commission expires: 5-22-27

202603300024709

Certification of Recorded Documents

I, Channing Miles, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on March 27, 2026.

(AFFIANT) – Channing Miles

03/27/2026
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 27th day of March, 2026.

My commission expires: 11/2/24

Notary Public

JAMIE C POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY